

oakheart

£210,000

Guide Price

Captain Gardens, Colchester



GUIDE PRICE: £210,000 - £220,000.

Situated within the sought-after Brigadier House development in Colchester, this spacious one-bedroom lower maisonette offers the rare benefit of its own private entrance and a secluded courtyard garden. Ideally positioned, the property provides convenient access to Abbey Fields, Colchester City Centre, and Colchester Town Station, which offers direct rail links into London Liverpool Street.

Internally, the property features a generous open-plan kitchen, dining, and living area, designed for modern living and entertaining. The kitchen is fitted with a range of contemporary units, ample worktop space, and integrated appliances. Two sets of patio doors from this space open directly onto the private garden, creating a bright and airy feel throughout.

Leading from the main living area, a hallway provides access to two useful storage cupboards, a well-proportioned principal bedroom, and

a modern family bathroom. The bathroom is fitted with a bath and shower overhead, WC, and wash basin.

Externally, the property benefits from a private and enclosed courtyard garden, with a rear gate leading to well-maintained communal lawned gardens. The property also includes one allocated parking space.

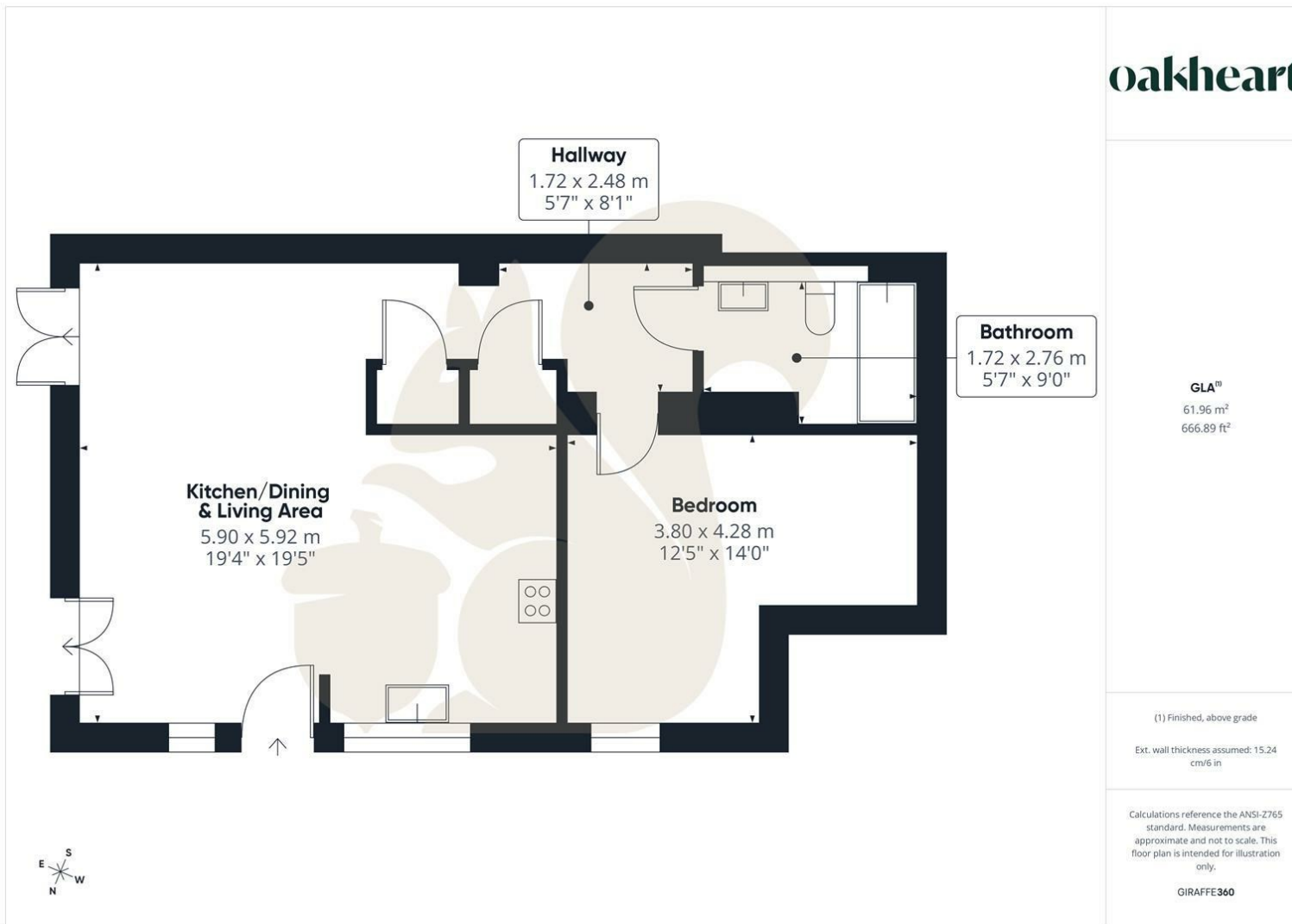
This home would make an excellent first purchase, investment opportunity, or downsizing option, combining privacy, space, and a highly convenient location.












Local Authority:
Colchester

Tenure:
Leasehold

Council Tax Band:
B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.